

LOCAL REALTORS STRUGGLE TO REGAIN NORMALCY IN HOUSING

REAL ESTATE MEN HERE STRIVE FOR BETTER HOUSING

Thousands of Persons
Jammed in Comfort-
less Quarters.

NORMALCY DESIRED

Fred B. Smith, Realtor, Says
Housing Situation Is
In Chaos.

Realtors and builders of homes in the National Capital are struggling to swing back to normalcy the housing situation in the city. Thousands of persons are inadequately housed despite the fact that the war is over and Washington has regained her peacefulness.

Besides their endeavors to meet the cry for more homes, realtors and builders are confronted with the problem of housing the foreign delegates attending the conference on the limitation of armament. How long will the arms parley last and for how long a period will the delegates remain in the city, are questions of vital concern to the realtors, for they realize that Washington has no great abundance of homes.

The city, of course, has no residents who camp out because they have failed to find homes, and few persons sleep on the park benches because of the housing shortage. But, nevertheless, Washington could very easily welcome a large supply of homes.

What is meant by the serious housing situation in the city is the fact that many families are jammed in quarters which could well be torn down. Men of today want comfort and this is the first requisite of a home, realtors declare. The Real Estate Board well knows this and they are working for a better condition.

Fred B. Smith, chairman of the housing committee before the fifteenth annual convention of the National Association of Real Estate Boards pointed out:

"During the past year the housing situation has taken a tooth line. It was acute last January. It was not as acute in the spring and it is not nearly as acute today as it was last spring, but we expect in the natural course it will become acute again. The condition is in a chaotic stage."

That there has been some relief during the year gone by there can be no gainsaying, and this fact is well brought out by Chairman Smith as follows:

Maintenance Costs Increased.
The exodus of men and women from every part of this country to war camps and to Europe left an over-supply of housing and at the same time maintenance costs were increased.

"The restrictions placed upon house-building during the war, or the return of these men and women to their usual vocations did not materially reduce the cost of maintenance but with normal increases in families and new marriages, exhausted the supply. This was further reduced by the attraction of high wages in cities and towns of a former rural population."

"But with a tightening in the times during the past year there has been a 'doubling up' and a movement back to the country, because of lack of employment which has relieved the shortage in cities, so that there is no severe shortage in housing in our judgment at the present time."

"This fall, however, may possibly bring a stronger demand for housing and to provide for the future it will be necessary to have money released to supply this demand. We estimated that it will take five

NEW HOUSES COMPLETED FOR CARTER



These four houses were built for James M. Carter and Company, Inc., on Shepherd street northwest, at Nos. 1221, 1223, 1225 and 1227. One was sold before completion. The houses have six large rooms, tiled bath, colonial concrete sleeping porch, breakfast porch and hardwood floors. Each house in the rear has a wide and deep lot running to the alley.

years more to relieve the housing shortage, with the flow of money usual before the war.

"This can only be accomplished by (1) a government building program based upon a certain and fair return upon each investment; (2) by private initiative with the expectation of a certain and fair return."

"(3) The government does not wish to, and the government should not enter into a housing program and influential members of this association have so expressed themselves to our national and State governments in no uncertain terms."

No Building for Investment.

"(2) Until the rent level is fixed at a point where the erection of low-priced houses will yield a fair return after allowance for maintenance such as taxes, insurance, repairs, management, services, depreciation and obsolescence, little relief may be expected in the erection of one and two-family dwellings, built for investment."

Four Houses Completed.

Joseph Keane announces that four new residences at 1221 to 1227 Shepherd street northwest, have been completed. These attractive new homes contain six rooms and bath, and have all modern improvements. The firm of James M. Carter and Company has been appointed exclusive sales agents.

John H. Patteson Dies.

LYNCHBURG, Va., Oct. 1.—John Hunt Patteson, aged 76 years, died Wednesday afternoon at his home in Appomattox. He is survived by the following children: Mrs. R. D. Hughes, Mrs. H. D. Drinkard, John R. Patteson, Charles G. Patteson and

H. C. Patteson, Lynchburg; Mrs. R. A. Hamilton and W. D. Patteson, Appomattox.

NEW YORK BUILDS MAMMOTH HOTEL UNDER NEW PLAN

Largest Hostelry Costs
\$15,000,000; Owned
By 100,000.

New York is setting the whole United States an example of constructive co-operation in the building of one of the largest hotels in the world. Hotel Commonwealth, which will be owned by 100,000 persons and cost \$15,000,000.

United under the direction of W. J. Hoggson, the owners of the hotel plan to erect the building in the next several months. The site is considered the best possible for this gigantic hotel with its 2,500 rooms, according to the sentiment of New York builders.

The excavating of the foundation is going ahead rapidly and in many places has already reached the required depth of thirty-two feet below street level. With more than thirty stories and covering the entire block between Fifty-fifth and Fifty-sixth streets, Broadway and Seventh avenue, the Hotel Commonwealth will tower above even the high office buildings in the neighborhood, and will be second only to the Woolworth building as one of New York's greatest edifices.

Using the club membership idea as a basis, Hoggson several years ago began interesting thousands of persons in the Hotel Commonwealth.

Under his plan these persons become owners of the hotel and when using its accommodations receive a rebate of at least 20 per cent. addition to which they receive substantial reductions from more than one hundred stores co-operating with the movement.

Construction on the hotel was

purposely delayed until this summer owing to the high cost of material, and now the reduction will allow it to be built at least \$5,000,000 more cheaply than a year ago. All the owners share in this saving, amounting to nearly 40 per cent. With a membership or ownership of 100,000 persons, the Hotel Commonwealth is believed to be the world's leading co-operative institution.

WOMEN GIVE BAIL IN WHIPPING CASE

TULSA, Okla., Oct. 1.—"Not guilty" was the plea of Mrs. George Thomas and Mrs. Orville Thomas when arraigned on the charge of having horsewhipped Mrs. Billy Duley, manicurist, and divorcée. They were released on \$250 bail.

The horsewhipping was administered, it was said, because of Mrs. Duley's alleged association with Mrs. George Thomas' husband.

The manicurist was taken to a secluded spot in the country, tied to a tree, her clothes torn from her and she was lashed across the body.

Dunigan Company Sells Last Home In New Row of 10

With the sale of 730 Webster street, the office of D. J. Dunigan reports the entire row of houses, numbers 712 to 730 Webster street, has been sold. It has been less than thirty days since these homes were completed and placed on the market. The total amount of the sales approximates \$85,000.

These houses each contain six large rooms, bath, front and rear porches, hardwood floors, electric lights and hot-water heat.

The purchasers are Mrs. Lillian M. Hollenbaugh, 712 Webster street; Udo Waldecker, 714 Webster street; Misses Clara T. and Anna M.

Schaub, 716 Webster street; James Norwood, 718 Webster street; Roy N. Young, 720 Webster street; Andrew C. Seitz, 722 Webster street; Richard B. Posey, 724 Webster street; Edward J. Horrigan, 726 Webster street; Mrs. Mary A. Gibbons, 728 Webster street, and Mrs. Emma M. Burch, 730 Webster street.

RETURN FROM STAY AT ATLANTIC CITY

Mrs. Anna E. Hendley and Mrs. Nanette B. Paul, after a sojourn of four months in Atlantic City, will be at home, 2067 Columbia road, for the first meeting of the Anthony League on Thursday evening at 8 o'clock.

Mrs. Paul directed an entertainment of historical tableaux with Lemmon's Symphony Orchestra on the evening of September 29, which was said to be one of the most enjoyable events of the season.

Only 30 Lots Left IN Virginia Highlands

Possibly your last chance!
\$10 down and \$5 per month
buys one of these lots.

ONE nice Bungalow, all modern improvements, containing 5 rooms and bath, sleeping porch.

This suburb has running water, electricity, side walks and high altitude.

Take Alexandria car at 12th and Pa. Ave. for Highlands, or take any bus leaving Post-office building at 12th and D Sts. N. W.; get off at Addison Ave. and Mt. Vernon Boulevard and walk one block east.

Representative on the Property Every Day.

GEORGE WEDDERBURN
H. B. TERRETT

631 Pennsylvania Ave. N.W.

ONLY 3 LEFT

Open All Day Sunday—and Every Day,
For Inspection

NEW HOMES

TAPESTRY BRICK

1221-23-25-27 Shepherd St. N. W.

Six large rooms, tiled bath, colonial concrete front porch, breakfast porch, sleeping porch, hardwood floors, electricity, gas, hot-water heat. Wide and deep lot to alley.

Price, \$9,250

Easy Terms. Representative on Premises

JAMES M. CARTER & CO., INC.

Exclusive Agents

1317 New York Ave. N.W.

Main 657-658

"The Best Homes in Takoma Park"

\$6,000, 5 rooms and sleeping porch, all improvements. Lot 60x200. Large garden, beautiful view. Terms.

\$6,500, new 5-room bungalow, large rooms, all improvements, very fine.

\$7,500, 6 rooms, new, 2 sleeping porches, pantry, all improvements. Large lot. May be seen Sunday.

\$8,750, 7 rooms, new, all improvements.

\$6,750, 6 rooms, new, lot 50x150. All improvements.

\$9,500, exceptionally convenient and attractive large semi-bungalow, 3 rooms, 2 baths, sleeping and breakfast porches, close in.

\$8,950, bungalow of 6 rooms on District side, oak floor, fireplace, all improvements.

\$5,500, 5 rooms, sleeping porch, hollow tile construction. All improvements.

We have some bargains that should not be overlooked by those seeking homes, for large families, or boarding and rooming houses:

\$12,500, 4 rooms, hall and pantry first floor, 3 bedrooms second, and 2 bedrooms third floor. More than an acre of ground. Close to cars. The ground is worth half the price asked.

\$13,000, 13 rooms, four baths, all conveniences, hot-water heat. Central location. Terms.

\$11,500, 13 rooms, hot-water heat, all improvements. Close to cars. Easy terms. Fine home, in excellent condition.

\$8,000, 14 rooms, 2 baths, extra toilet, hot-water heat. Close to cars, on paved street. Terms.

\$2,000, an acre lot, on principal street, with improvements.

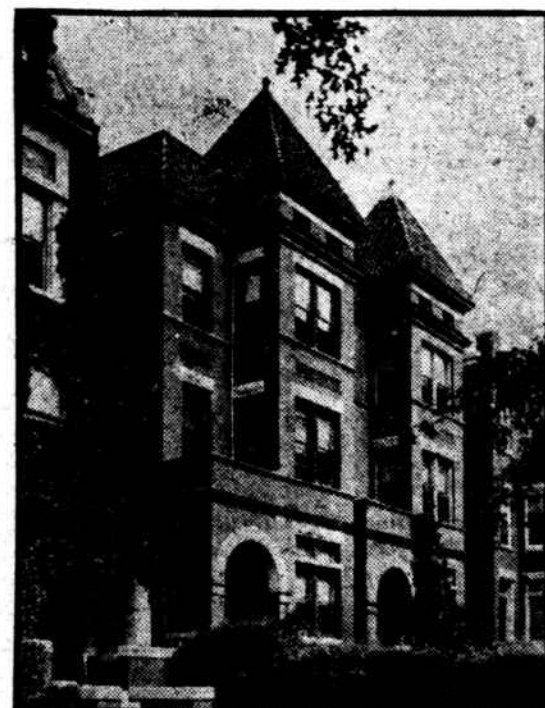
LILLIE & HENDRICK

23 Carroll Ave., Takoma Park

Col. 10182.

After Office Hours, Col. 892-W

"The Best Values in Takoma Park"



2017 Kalorama Rd.

A Splendid Home

Situated in the very heart of the best residential section—1/2 block off Connecticut Ave.—surrounded by homes of many prominent Washingtonians.

This house contains 12 rooms, 2 baths, hot water heat, electricity, lot 26x130 feet.

Very Reasonably Priced!

IMMEDIATE POSSESSION

SHANNON & LUCHS

Exclusive Agents

Main 2345

713 14th St. N.W.

Attention, Mr. Business Man!

Are you making preparations for your family and your own comfort next summer?

Back Bay Beach

is just a little over an hour's drive, being 30 miles from the District Line, where there are the best of environments with the kind of restrictions that help to make an exclusive summer colony. All building sites are large, streets wide, and all located by salt water.

Call, write, or phone and let our representative explain the many advantages of this ideal location.

Prices, \$250-\$375

Take Annapolis Pike to Walnut Tree Inn, turn right.

BACK BAY BEACH IMPROVEMENT CO.

HARRY C. ALLEN, Mgr.

912 Fifteenth Street.

Franklin 6570



Build for the Future

Fourteen of these beautiful and cozy bungalows now under construction at Woodridge, D. C. Ten already sold. Each containing five rooms, tile bath, open fireplace, hardwood floors, gas and electricity, breakfast room, Pullman fixtures, wash trays, spacious lot. Sold on terms of

\$750 CASH AND \$75 PER MONTH.

SAMPLE HOUSE OPEN TILL 9:30 P. M. TODAY.

Take car at 15th and G streets and get off at South Dakota avenue; walk south one block to 26th street, south on 26th street to Bungalows.

SEE
THEM
TODAY

MORGAN E. MORGAN & CO.

1407 New York Avenue.

Franklin 1320

SEE
THEM
TODAY



3510-3512 PORTER STREET N. W.

A Magnificent Home In a Beautiful Section

Each house contains 3 large rooms, kitchen and large breakfast porch on first floor—4 large rooms and immense sleeping porch on second floor—2 baths (built in tubs) open fire places and many modern conveniences.

Size of Parlor, 28x15 ft.

Size of Dining Room, 15 1/2 x 16 ft.

Size of Club Room, 15 1/2 x 10 ft.

Convenient to 2 Car Lines

Take either Wisconsin or Connecticut Ave. cars to these splendid homes.

GATEWOOD S. BENNETT

809 Continental Trust Bldg.

Main 6594